



Ascott Residence Trust

1H 2008 Financial Results

23 July 2008

Agenda

- **Financial Performance**
- **Portfolio Performance**
- **Capital and Risk Management**
- **Prospects**

Disclaimer

IMPORTANT NOTICE

The value of units in Ascott Residence Trust (“ART”) (the “Units”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager of ART (the “Manager”) or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of ART is not necessarily indicative of its future performance.

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Prospective investors and Unitholders are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager on future events.

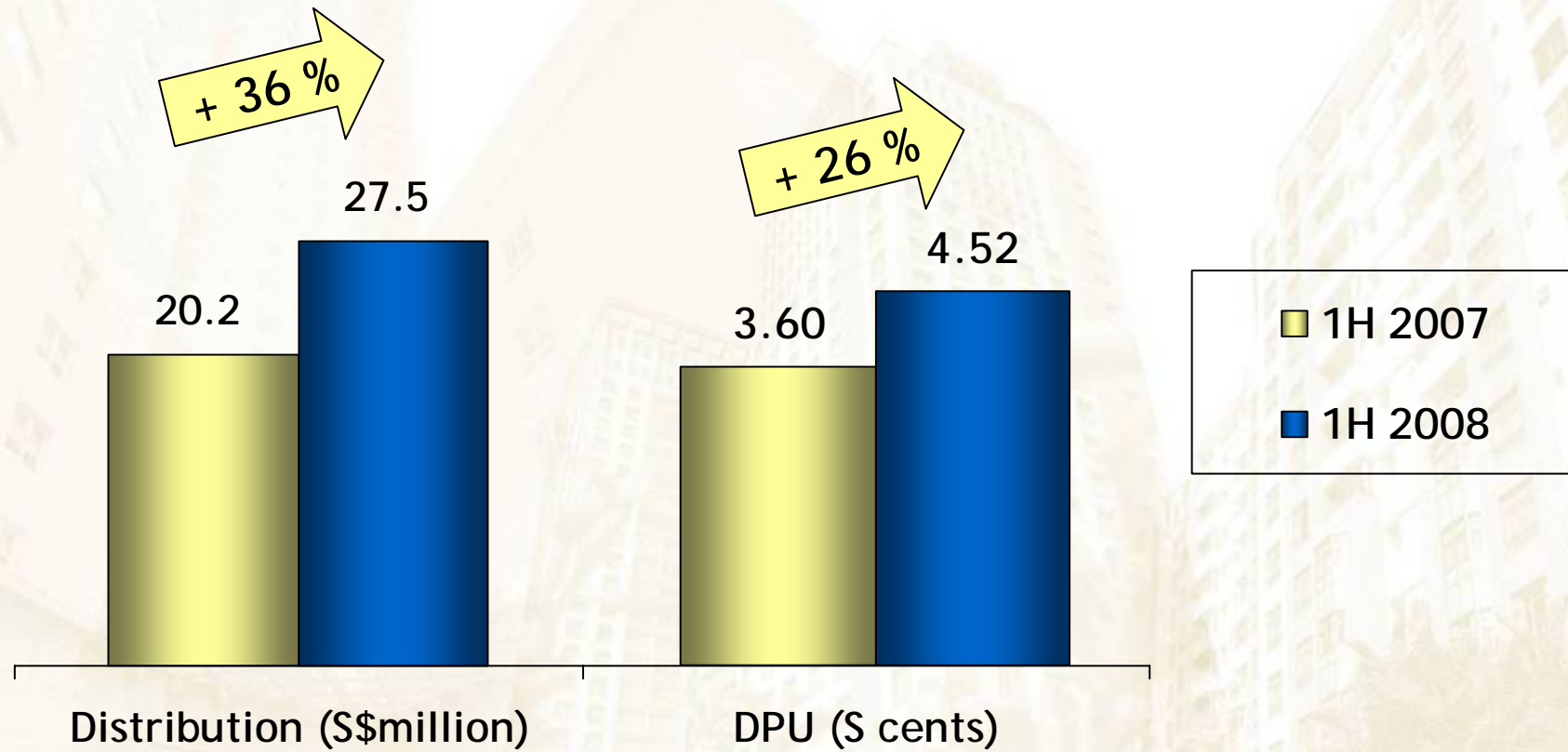
Unitholders of ART (the “Unitholders”) have no right to request the Manager to redeem their units in ART while the units in ART are listed. It is intended that Unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.



Financial Performance

1H 2008 Unitholders' Distribution and DPU

Financial
Performance



Yield-accretive acquisitions and good organic growth

Distribution Details

Distribution Period	1 January to 30 June 2008
Distribution Rate	4.52 cents per unit
Books Closure Date	1 August 2008
Distribution Payment Date	28 August 2008

1H 2008 Performance

Financial
Performance

	1H 2008	1H 2007	Better/ Worse (%)
Revenue (S\$m)	91.6	69.6	+ 32% ↑
Gross Profit (S\$m)	46.7	31.9	+ 46% ↑
Unitholders' Distribution (S\$m)	27.5	20.2	+ 36% ↑
Distribution Per Unit (S cents)	4.52	3.60	+ 26% ↑
Revenue Per Available Unit (S\$/day) - serviced residences	142	130	+ 9% ↑

2Q 2008 Performance

Financial
Performance

	2Q 2008	2Q 2007	Better/ Worse (%)
Revenue (S\$m)	46.0	40.6	+ 13% ↑
Gross Profit (S\$m)	23.2	18.2	+ 27% ↑
Unitholders' Distribution (S\$m)	13.3	12.1	+ 10% ↑
Distribution Per Unit (S cents)	2.19	2.01	+ 9% ↑
Revenue Per Available Unit (S\$/day) - serviced residences	143	135	+ 6% ↑



Portfolio Performance

Singapore

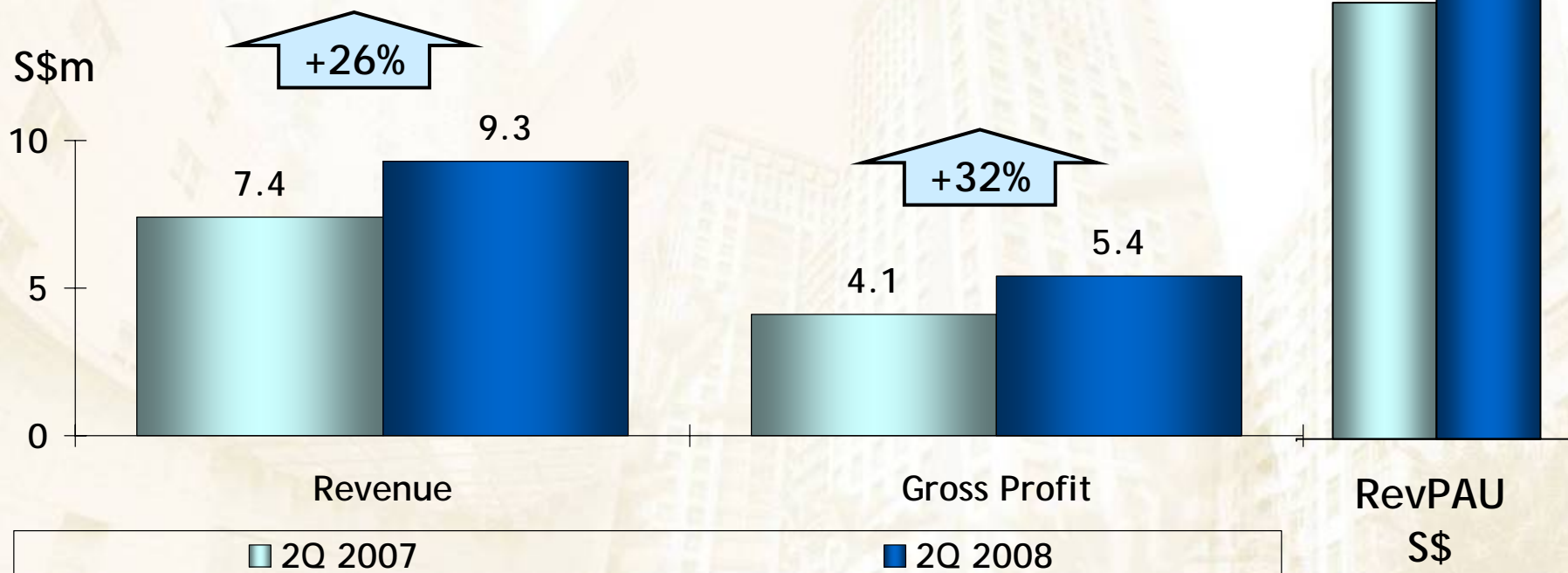
Portfolio
Performance



*Somerset Grand
Cairnhill,
Singapore*



*Somerset Liang
Court Property,
Singapore*



Continued growth in average daily rates due to high demand

Australia

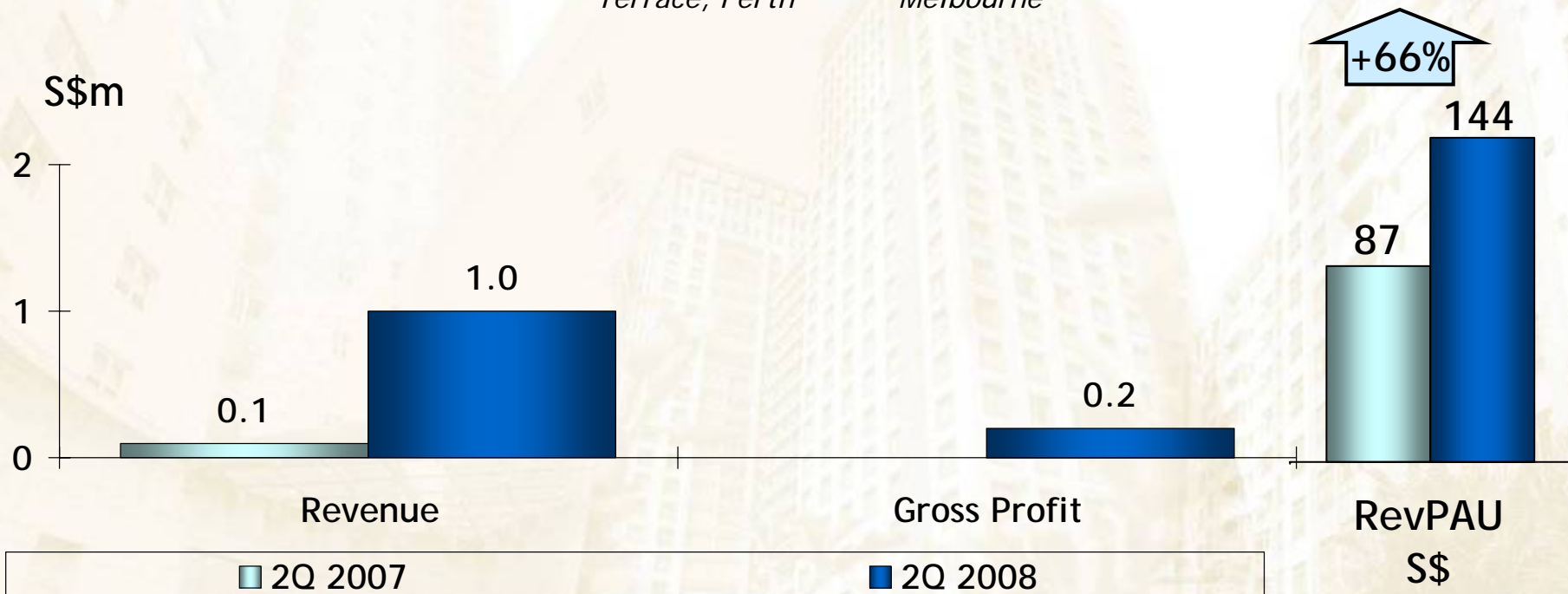
Portfolio
Performance



*Somerset
St George's
Terrace, Perth*



*Somerset Gordon
Heights,
Melbourne*



Rebranding of Somerset Gordon Heights, Melbourne
Contribution from Somerset St George's Terrace, Perth

China

Portfolio Performance



Ascott Beijing



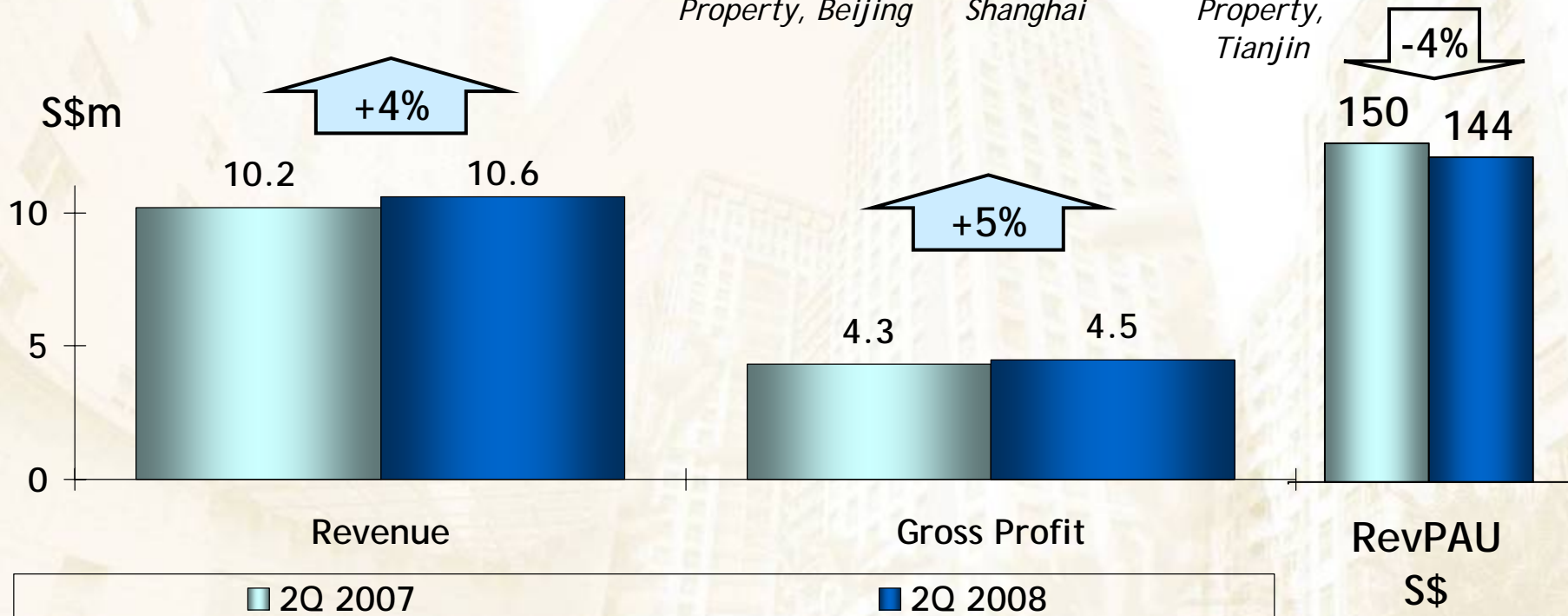
Somerset Grand Fortune Garden Property, Beijing



Somerset Xu Hui, Shanghai



Somerset Olympic Tower Property, Tianjin



Smaller apartment unit sizes after reconfiguration

Indonesia

Portfolio
Performance



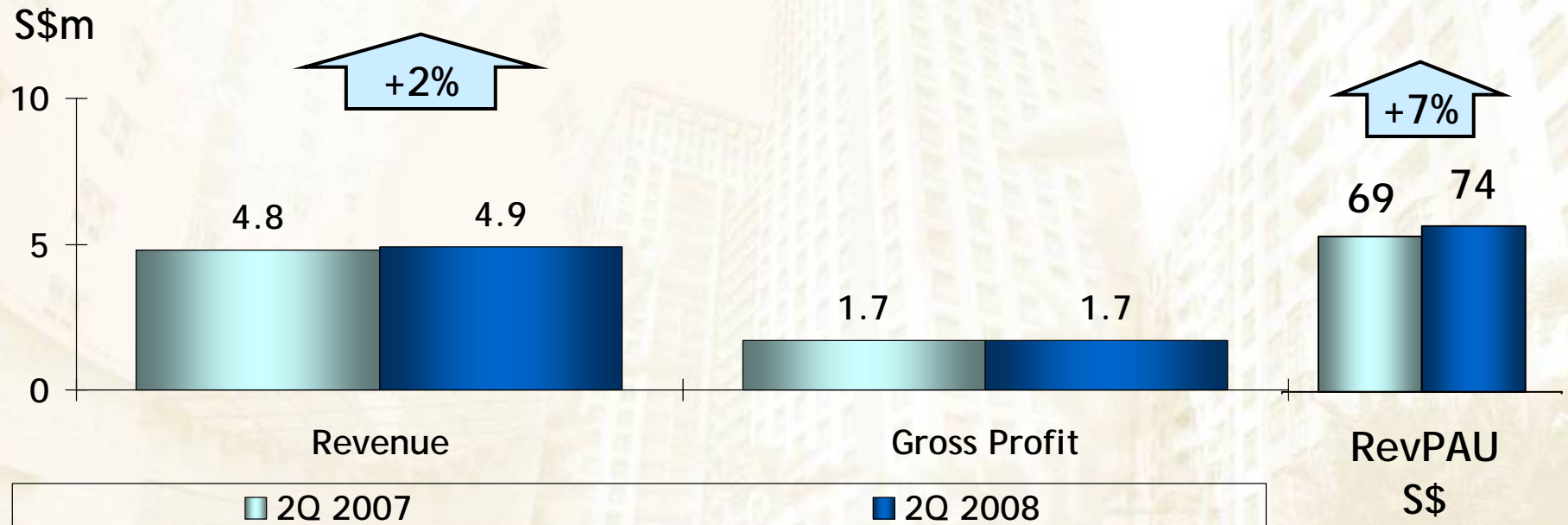
Ascott Jakarta



*Somerset Grand
Citra, Jakarta*



*Country Woods,
Jakarta*



Higher occupancies achieved by all properties

Japan

Portfolio Performance



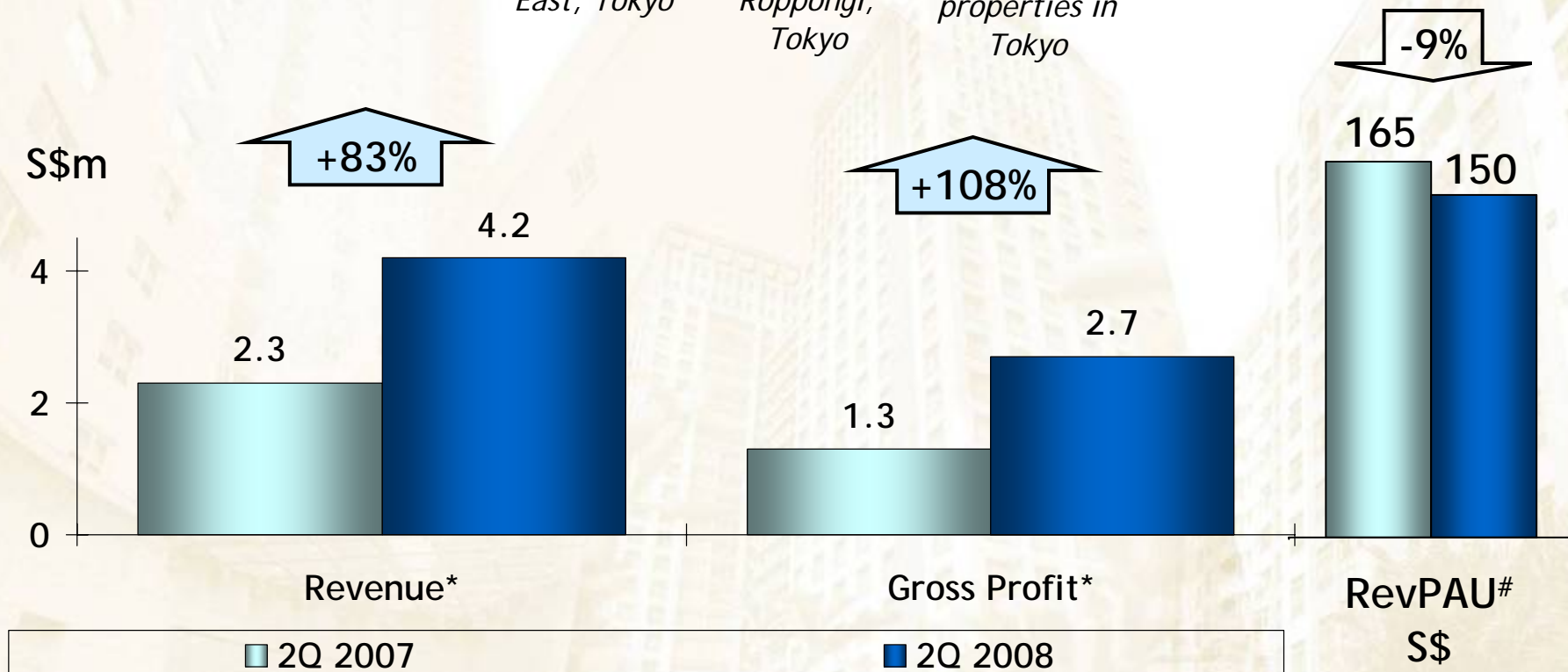
Somerset Azabu East, Tokyo



Somerset Roppongi, Tokyo



18 rental housing properties in Tokyo



Contribution from rental housing properties in Tokyo

*Revenue and Gross Profit includes contribution from serviced residence and rental housing properties.

#RevPAU for serviced residence properties.

Philippines

Portfolio
Performance



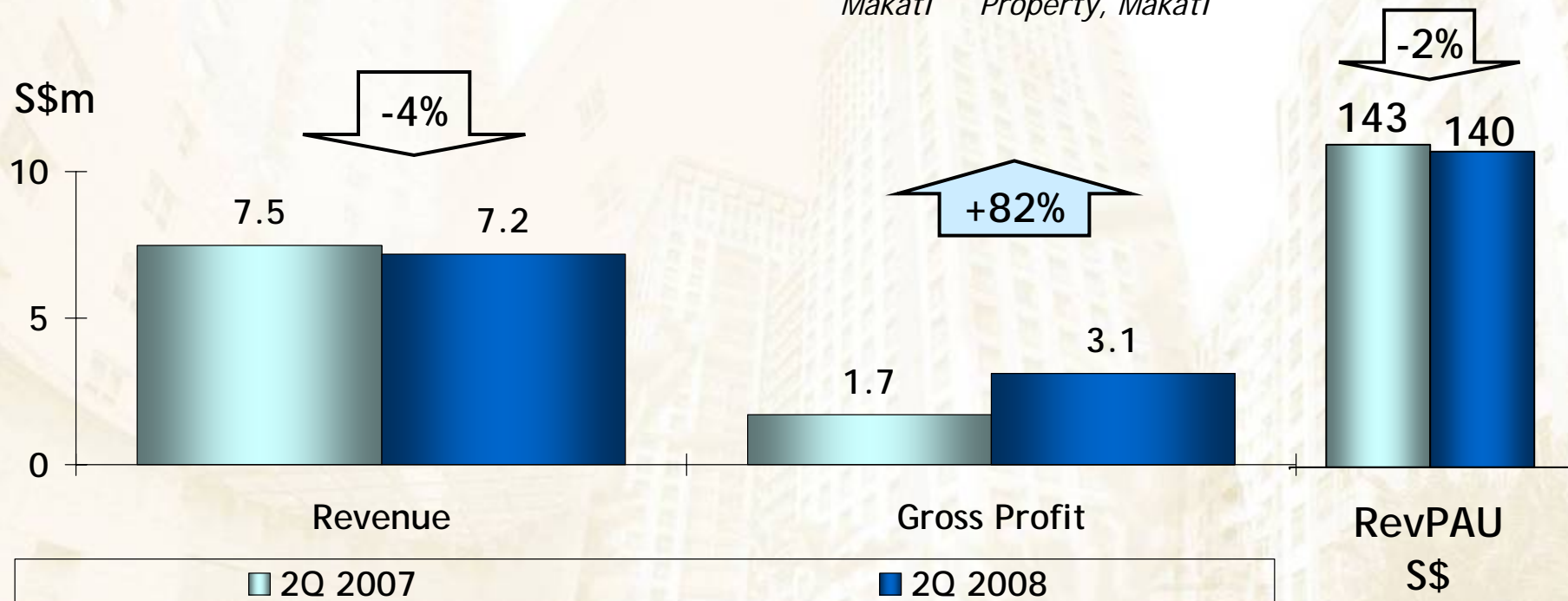
Ascott Makati



*Somerset
Millennium,
Makati*



*Somerset
Salcedo
Property,
Makati*



Decrease in project-based business

Vietnam

Portfolio
Performance



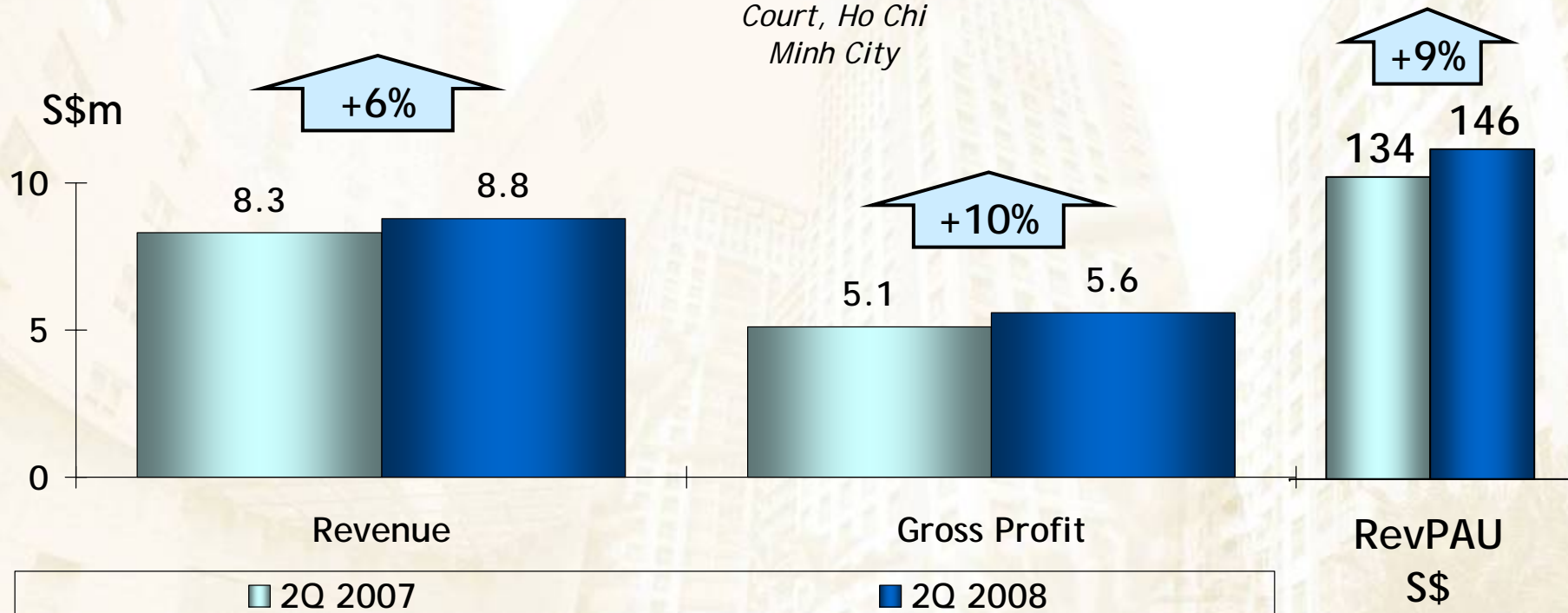
*Somerset
Grand Hanoi*



*Somerset
Chancellor
Court, Ho Chi
Minh City*



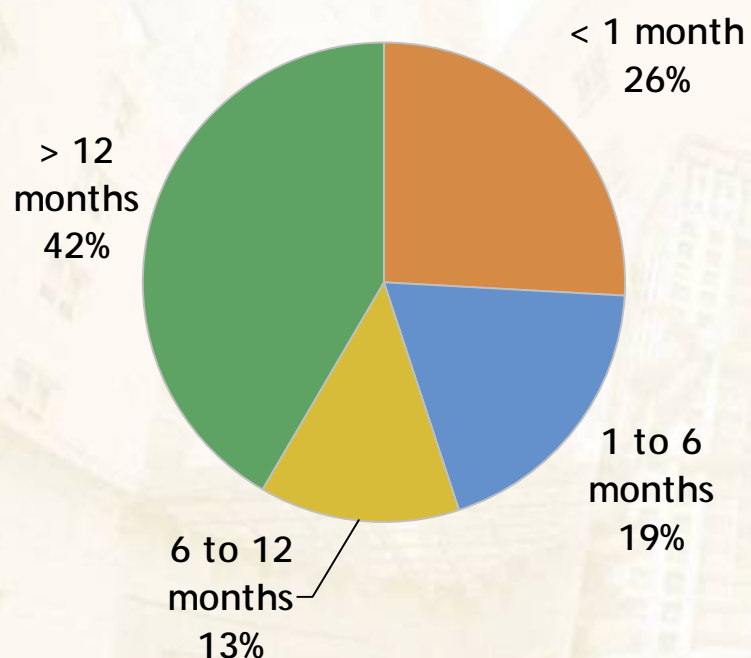
*Somerset Ho Chi
Minh City*



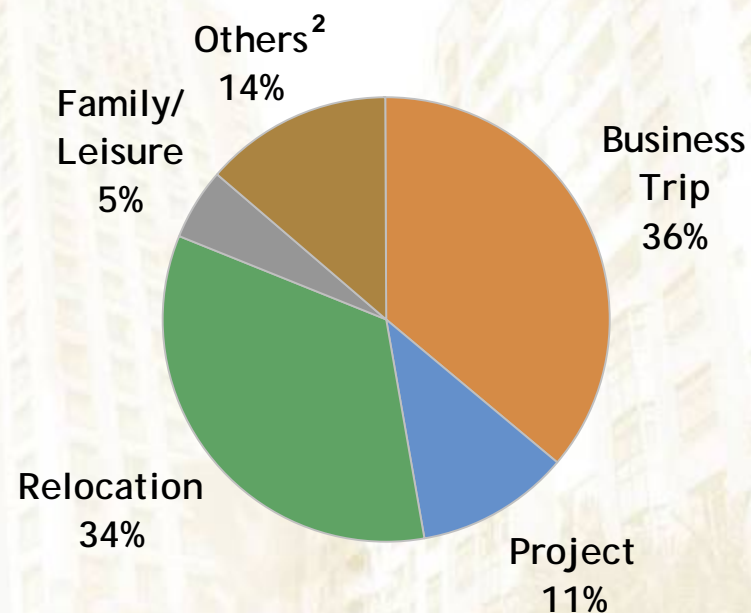
Higher average daily rates due to continued strong demand

Diversified by Length of Stay and Market Segment

Apartment Rental Income By Length of Stay¹



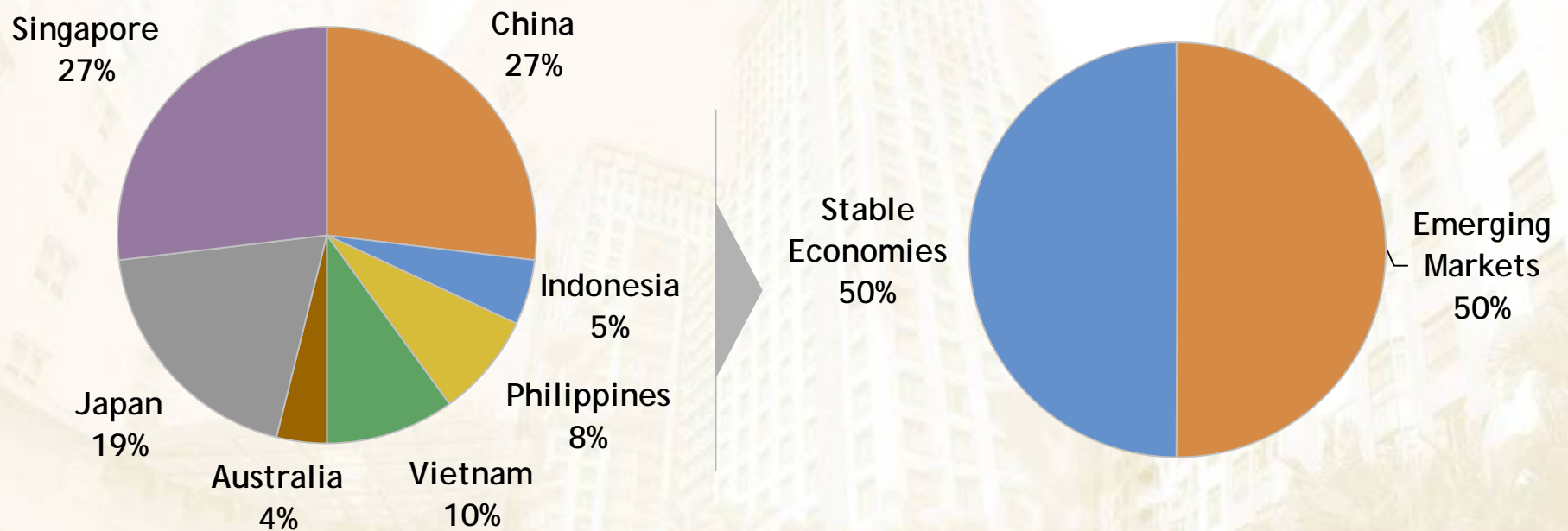
Apartment Rental Income by Market Segment¹



Average length of stay is more than 8 months

1. For the six months ended 30 June 2008.
2. Includes training, medical, etc.

ART's Share of Property Values As at 30 June 2008



Total = S\$1.50 billion

Geographical diversification to achieve a balance of stability and growth

Note: Emerging markets include China, Indonesia, the Philippines and Vietnam. Stable economies include Australia, Japan and Singapore.

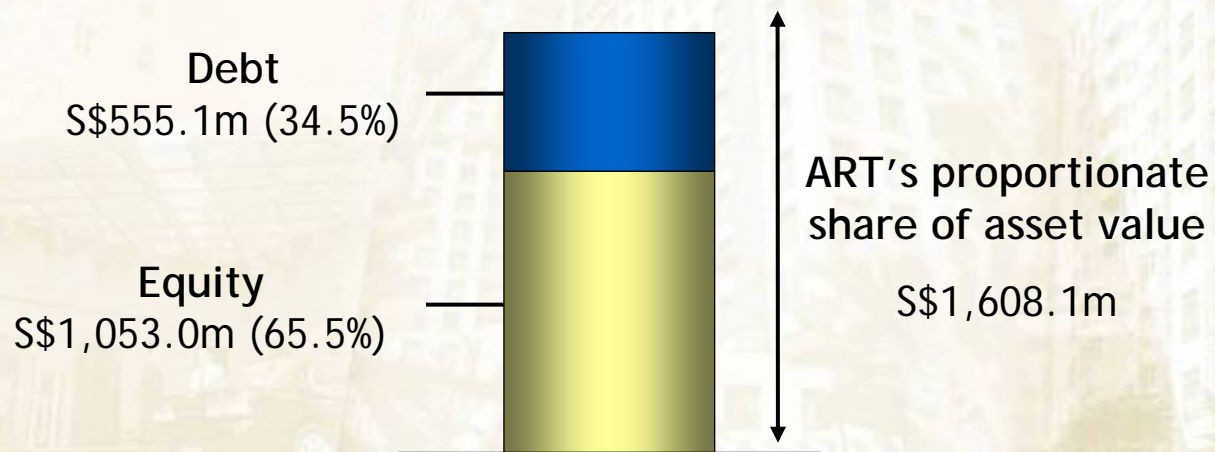


Capital and Risk Management

Healthy Balance Sheet

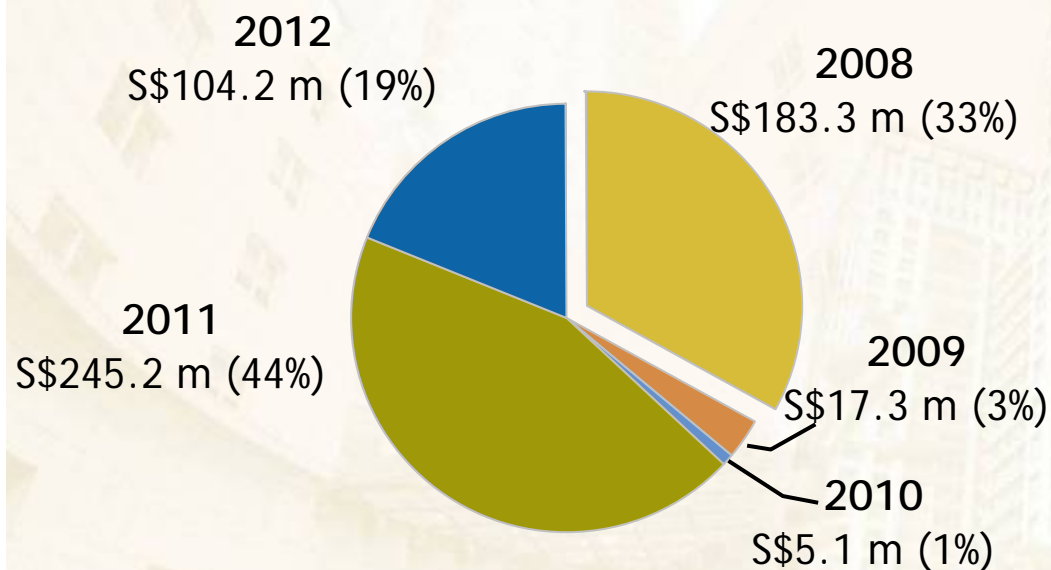
- Gearing of 34.5%, well within the 60% gearing limit allowable under MAS property fund guidelines

ART Gearing Profile As at 30 June 2008



Debt and Interest Rate Profile

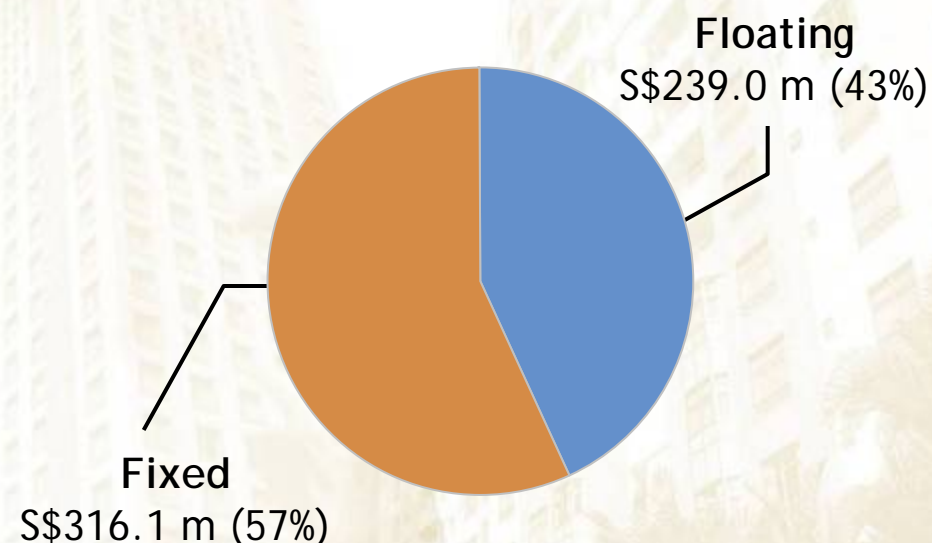
Debt Maturity Profile As at 30 June 2008



ART's Share of Bank Loans = S\$555.1 m

Borrowings in AUD, Yen, USD and SGD

Interest Rate Profile As at 30 June 2008

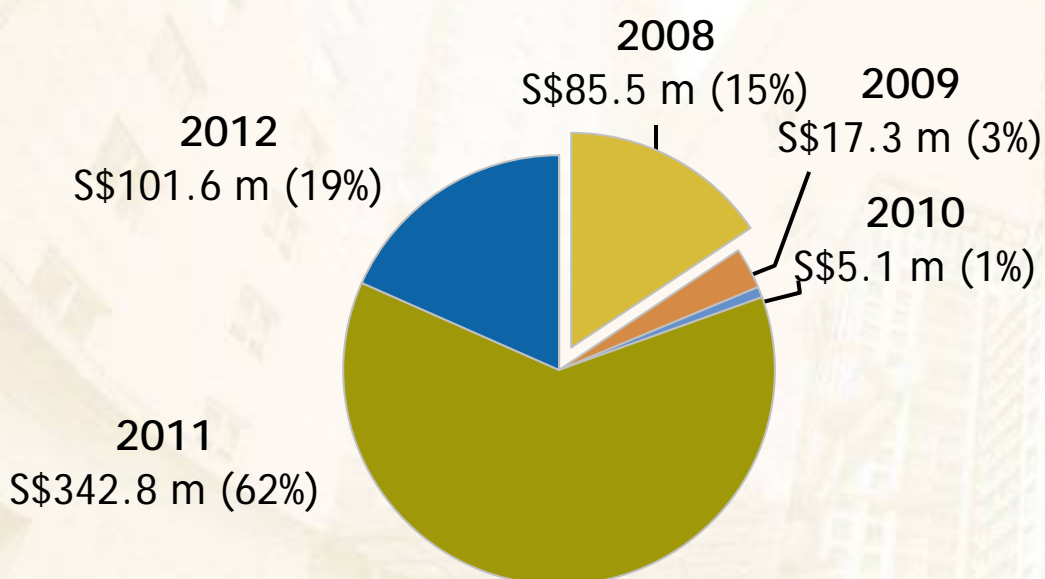


Effective Borrowing Rate of 3.3%

Interest Cover Ratio of 4.9x

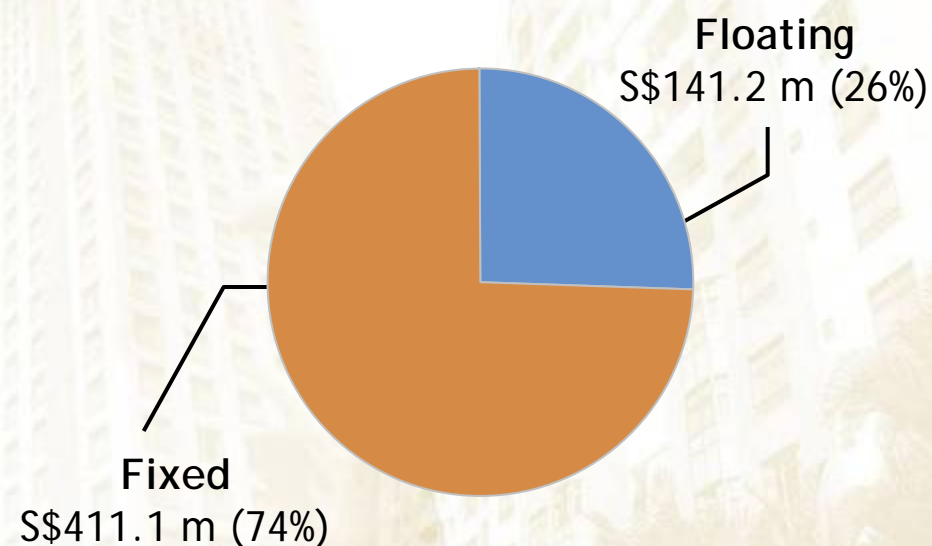
Debt and Interest Rate Profile

Debt Maturity Profile As at 17 July 2008



ART's Share of Bank Loans = S\$552.3 m

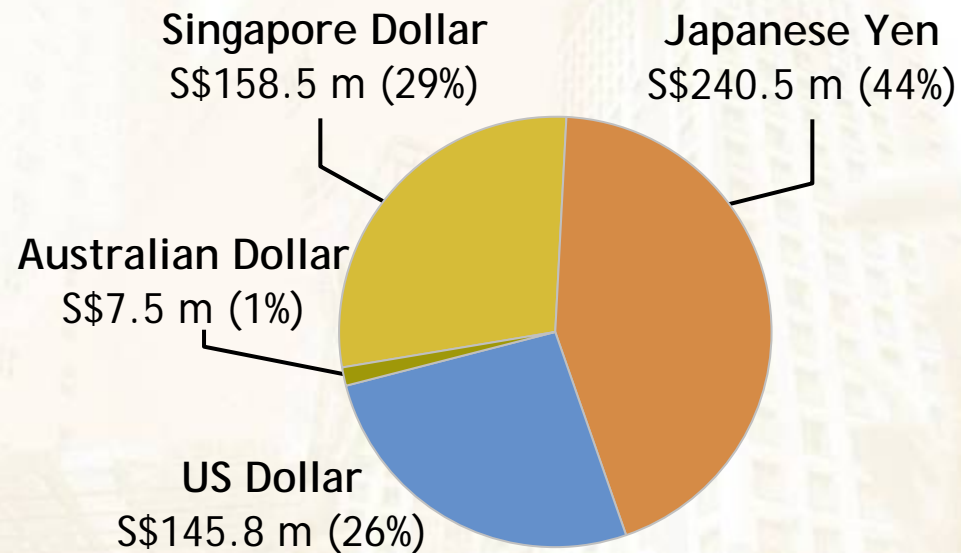
Interest Rate Profile As at 17 July 2008



Effective Borrowing Rate of 3.5%

Debt and Interest Rate Profile

Debt Profile As at 17 July 2008

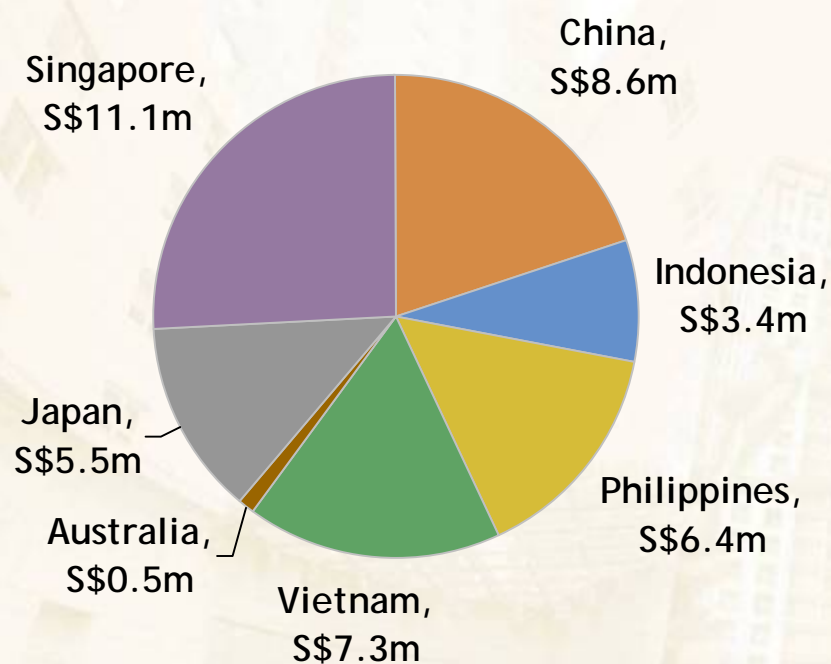


ART's Share of Bank Loans = S\$552.3 m

Borrowings in AUD, Yen, USD and SGD

Foreign Exchange Profile

ART's Share of Gross Profit YTD June 2008



Total = S\$42.8 million

Foreign Exchange Movements

Currency	Percentage of ART's Share of Gross Profit YTD June 2008	Foreign exchange rate movements from Dec'07 vs Jun'08
SGD	26	-
USD	25	-3.7%
PHP	15	-1.3%
RMB	20	0.4%
JPY	13	0.1%
AUD	1	0.2%
Total	100	-1.0%

Managing Foreign Exchange Exposure

- **Cashflows**
 - Manage volatility of foreign currency cash flow from overseas assets
 - Australia, China, Japan and the Philippines - Revenue and operating expenses are in respective local currency
 - Vietnam - Majority of revenue* and operating expenses are in local currency
 - Indonesia - Majority of revenue in US\$ while operating expenses are in local currency
 - Monitor foreign exchange risks associated with remitting the various currencies to Singapore for distribution, to the extent feasible, hedge these currency risks
- **Capital Values**
 - Adopt natural hedge strategy, as far as possible
 - Borrowing in the same currency as underlying asset

**Room rates in Vietnam are contracted in USD and majority of revenue is received in VND at the prevailing exchange rate*



Prospects

Prospects

- Concerns over rising inflation in Asia caused mainly by the surge in crude oil prices and cost of food imports continue to increase.
- The global financial turmoil triggered by the sub-prime crisis in the US continues to play out with reduced credit supply from financial institutions. This has affected the pace of business activity.
- These two factors have had some impact on the Asian hospitality industry in the first half of 2008. Should these factors persist, there will be further impact on business travel patterns to the markets we operate in although the Group's geographical diversity and extended stay business model allow it to mitigate these factors.
- The Group's operating performance in 2H 2008 is expected to remain stable.

World's First and Only Pan-Asian Serviced Residence REIT

Australia

2 properties with 127 units in Melbourne and Perth

China

4 properties with 743 units in Beijing, Shanghai and Tianjin

Indonesia

3 properties with 652 units in Jakarta

Japan

20 properties with 652 units in Tokyo

Philippines

3 properties with 515 units in Manila

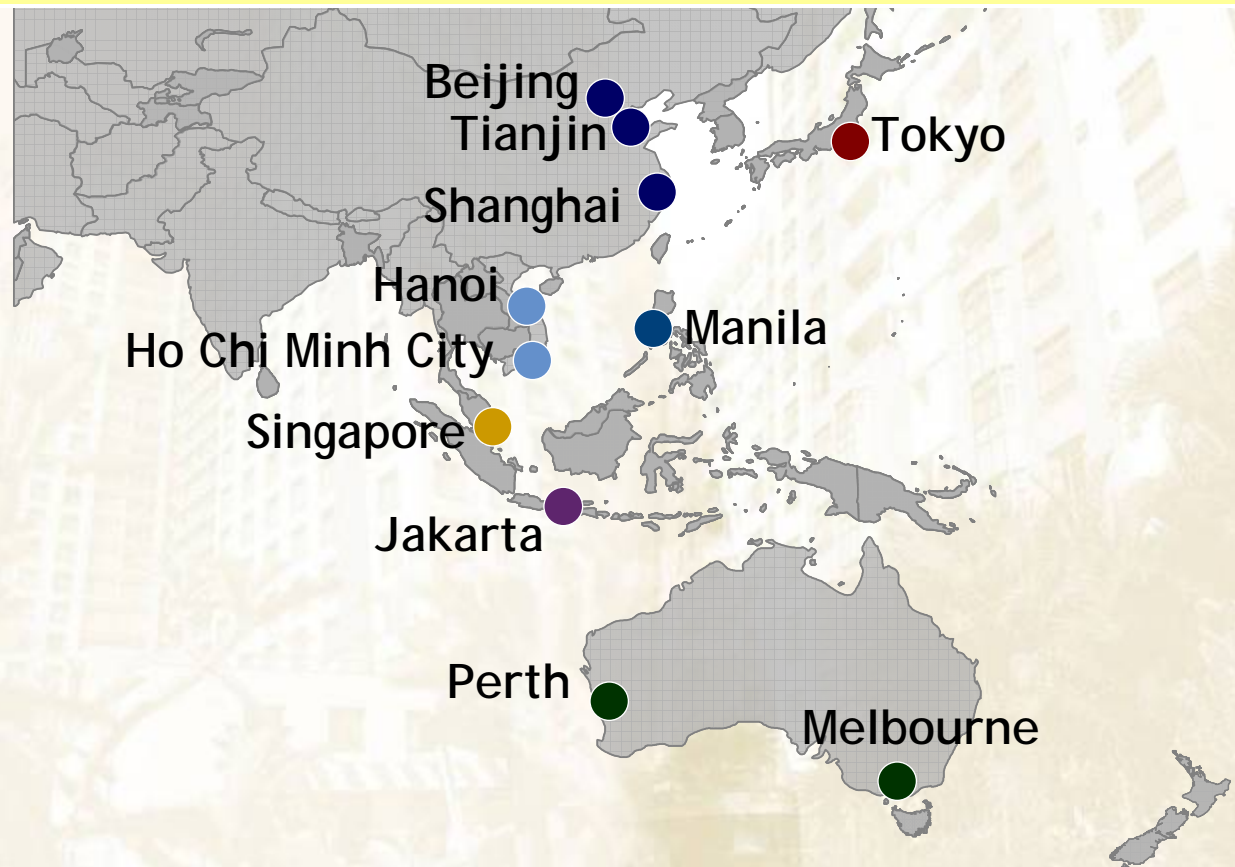
Singapore

2 properties with 339 units

Vietnam

3 properties with 522 units in Hanoi and Ho Chi Minh City

\$1.50 billion portfolio value
3,550 apartment units in 37 properties
11 Pan-Asian cities in 7 countries





Thank You